



# WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.washoecounty.us

## STAFF REPORT

BOARD MEETING DATE: October 13, 2015

CM/ACM ES  
Finance DN  
DA ✓  
Risk Mgmt N/A  
Comptroller MS  
Clerk ES

**DATE:** September 18, 2015

**TO:** Board of County Commissioners

**FROM:** Joaquin Tabbada, Civil Engineer II, Engineering and Capital Projects,  
Community Services Department, 325-2055, [jtabbada@washoecounty.us](mailto:jtabbada@washoecounty.us)  
Leo R. Vesely, P.E., CFM, Licensed Engineer, Engineering and Capital Projects,  
Community Services Department, 325-8032, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)

**THROUGH:** Dwayne Smith, P.E., Division Director, Engineering & Capital Projects,  
Community Services Department, 328-2043, [desmith@washoecounty.us](mailto:desmith@washoecounty.us)

**SUBJECT:** Adopt a Resolution Accepting Real Property for Use as a Public Street (A portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087, Outpost Court and portion of Village Parkway), APN 556-581-30 (totaling 61,768 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution. (Commission District 5.)

### SUMMARY

This item recommends adoption of a Resolution Accepting Real Property for Use as a Public Street (a portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087 Outpost Court and a portion of Village Parkway), APN 556-581-30 (totaling 61,768 square feet), for use as a public street right-of-way; and if approved, directs the Clerk's Office to record the Resolution for the property located in the Cold Springs, Washoe County, Nevada.

The right-of-way for Outpost Court and a portion of Village Parkway was offered for dedication on Subdivision Tract Map 5087, Document No. 4378677 which recorded on July 31, 2014. The roadways were not accepted by Washoe County at that time because the road improvements were not constructed. With the satisfactory design, inspection and completion of public roadway improvements on Outpost Court and a portion of Village Parkway to County standards, it is recommended that the rights-of-way be accepted at this time for ownership and maintenance by Washoe County.

A total of 0.25 miles of new roadway will be added to the Washoe County street system with the adoption of the Resolution.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

### PREVIOUS ACTION

None.

AGENDA ITEM # 5D4

**BACKGROUND**

Outpost Court and a portion of Village Parkway roadway represent an extension of the previously approved and accepted Village Parkway. The Outpost Court and extended portion was necessary to serve newly constructed residential homes. The right-of-way for Outpost Court and a portion of Village Parkway were offered for dedication on the Official Plat of Woodland Village Phase 18, Tract Map 5087, and Document No. 4378677 which was recorded on July 31, 2014. The subject portion of the roadway was not accepted by Washoe County at that time because the road improvements were not constructed to County standards. The newly constructed public roadway has an approximate length of 1,342 linear feet (0.25 mile).

With the satisfactory completion of the public roadway improvements, it is recommended that the 1,342 linear feet (0.25 mile) of roadway comprising of Outpost Court and a portion of Village Parkway now be accepted for ownership and maintenance by Washoe County.

**FISCAL IMPACT**

The new right-of-way and roadway improvements will be maintained by the Washoe County Operation Division (Roads), funded through Special Revenue Fund 216 in cost center 216002 (Roads Maintenance). The cost for maintaining 0.25 mile of roadway in the form of pavement management (overlay, slurry sealing) and routine maintenance (ditch cleaning, snow and ice removal, striping, signage repair, etc.) has been estimated at \$5,000 per year.

**RECOMMENDATION**

It is recommended that the Board of County Commissioners adopt a Resolution Accepting Real Property for Use as a Public Street (A portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087, Outpost Court and portion of Village Parkway), APN 556-581-30 (totaling 61,768 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt a Resolution Accepting Real Property for Use as a Public Street (A portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087, entire Outpost Court and portion of Village Parkway), APN 556-581-30 (totaling 61,768 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution."

APN: 556-581-30

*When recorded return to:  
Washoe County Engineering & Capital Projects Division  
PO Box 11130  
Reno, NV 89520*

**RESOLUTION ACCEPTING REAL PROPERTY**  
**FOR USE AS A PUBLIC STREET**  
**(A portion of Official Plat of Woodland Village Phase 18, Subdivision Tract**  
**Map No. 5087)**

The Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087, Section 9, Township 21 North, Range 18 East, MDM, Document No. 4378677 recorded July 31, 2014, as described and shown on Exhibit "A" (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for Outpost Court and a portion of Village Parkway, as shown on the attached map, was offered for dedication by Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087, Document No. 4378677 recorded on July 31, 2014; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and

the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, said streets have been inspected and constructed and now meet current County standards; and

WHEREAS, said streets are necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said streets.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that Outpost Court and a portion of Village Parkway as shown the attached map as part of a portion of Official Plat of Woodland Village Phase 18, Subdivision Tract Map No. 5087 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

**WASHOE COUNTY BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Chair,  
Washoe County Commission

\_\_\_\_\_, 2015  
Dated

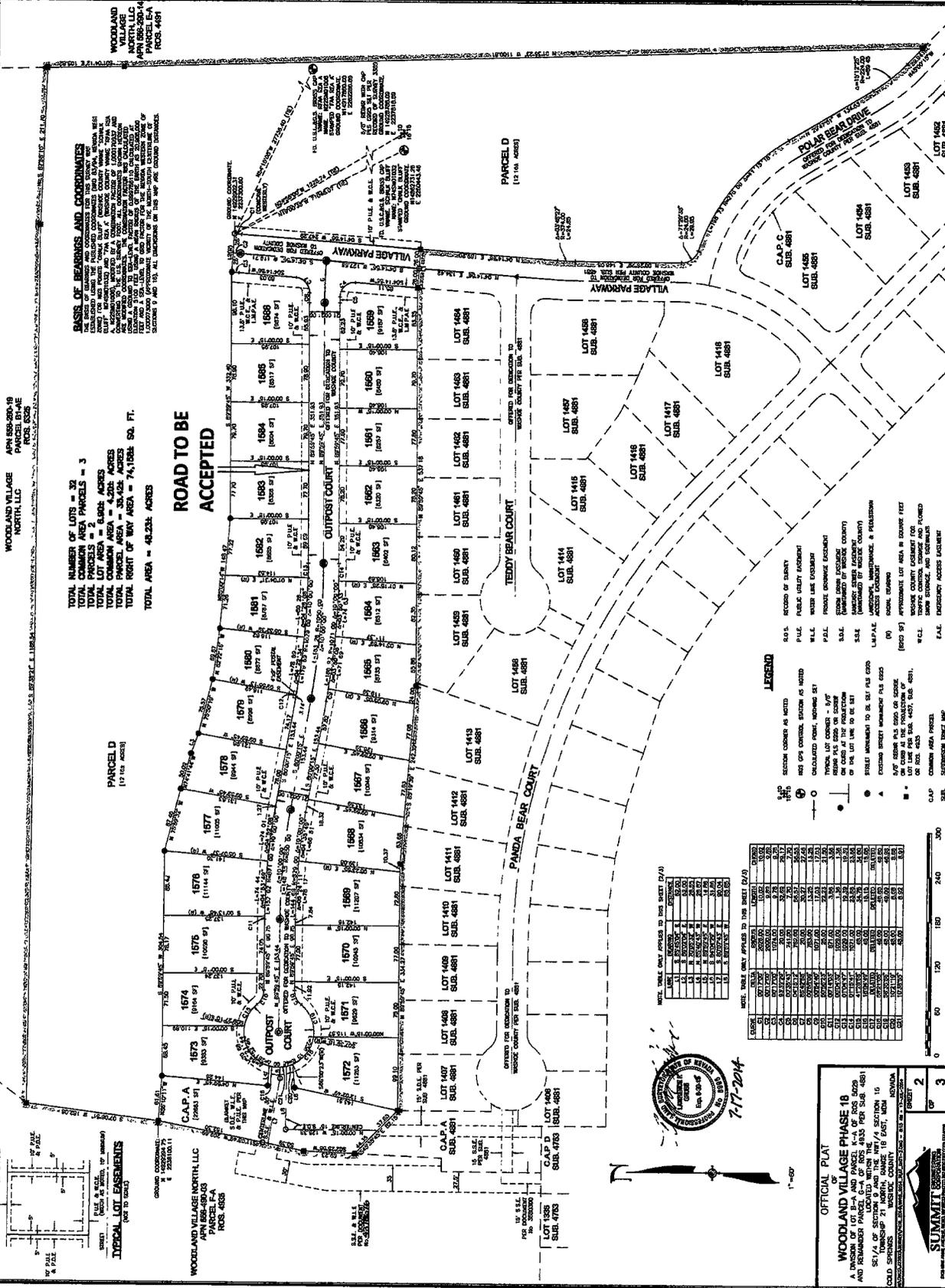
ATTEST:

\_\_\_\_\_  
NANCY PARENT  
Washoe County Clerk



5087A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP



5087B

UNITED STATES OF AMERICA  
APR 08 2014

